

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

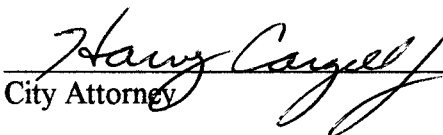
PASSED, ADOPTED and APPROVED this 8th day of February 2001.

ATTEST:     •

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
Lynn McIlhaney, Mayor

APPROVED:

  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-P Administrative-Professional, C-3 Planned Commercial, C-1 General Commercial, R-1 Single Family Residential to PDD-B, Planned Development-Business.

*10.255 acres being all that certain tract or parcel of land lying and being situated in College Station, Brazos County, Texas, said tract being all of Lot Four (4) and a portion of Lots One (1) and Two (2), Block Four (4), Anderson Ridge Subdivision, Phase Four (4), according to the plat recorded in Volume 795, Page 257 of the official records of Brazos County, Texas, being more particularly described in the attached Exhibits "B", "D", "E", "F", "G", "H", "I", and shown graphically in Exhibit "C".*

Purpose Statement: The purpose of our proposed development is to provide the community of College Station with a shopping experience that meets the community's need. Our project will include an HEB grocery store, multi-tenant retail shop building, and fuel station. This district will also allow for the location and operation of a 3 million-gallon water tank.

## TRACT 1

**METES AND BOUNDS DESCRIPTION  
OF A  
7.777 ACRE TRACT  
PORTION OF LOT 1 & 2, ALL OF LOT 4, BLOCK 4  
ANDERSON RIDGE SUBDIVISION, PHASE FOUR  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 4 AND A PORTION OF LOTS 1 AND 2, BLOCK 4, ANDERSON RIDGE SUBDIVISION, PHASE FOUR, ACCORDING TO THE PLAT RECORDED IN VOLUME 795, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF HOLLEMAN DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF A CALLED TRACT OF LAND DESCRIBED AS TWO TRACTS BY A DEED TO PETER E. PRITCHARD RECORDED IN VOLUME 1059, PAGE 790 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID PRITCHARD TRACT BEING COMMONLY KNOWN AS "VIKING APARTMENTS", SAID IRON ROD FOUND BEING IN A CLOCK WISE CURVE HAVING A RADIUS OF 543.30 FEET;

**THENCE:** N 40° 35' 22" W ALONG THE COMMON LINE OF SAID LOT 1 AND VIKING APARTMENTS FOR A DISTANCE OF 323.65 FEET TO A POINT ON SAID COMMON LINE MARKING THE MOST WESTERLY CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PARK PLACE (40' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1 BEARS: N 40° 35' 11" W FOR A DISTANCE OF 276.09 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF ANDERSON RIDGE SUBDIVISION, PHASE FOUR, 795/257);

**THENCE:** N 49° 24' 38" E THROUGH SAID LOT 1 FOR A DISTANCE OF 153.70 FEET TO A POINT MARKING AN INTERIOR WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N 22° 17' 18" W CONTINUING THROUGH SAID LOT 1 FOR A DISTANCE OF 209.69 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF PARK PLACE MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N 68° 50' 40" E ALONG THE SOUTH LINE OF PARK PLACE FOR A DISTANCE OF 612.90 FEET TO A POINT ON THE NORTHWEST LINE OF SAID LOT 2 MARKING THE MOST NORTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: N 68° 50' 40" E FOR A DISTANCE OF 104.50 FEET;

**THENCE:** S 21° 09' 20" E THROUGH SAID LOT 2 FOR A DISTANCE OF 176.38 FEET TO A POINT MARKING AN INTERIOR NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N 68° 28' 18" E CONTINUING THROUGH SAID LOT 2 25.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF SAID LOT 2 FOR A DISTANCE OF 204.10 FEET TO A POINT ON THE

## TRACT 1

SOUTHWEST LINE OF TEXAS AVENUE MARKING THE MOST NORTHERLY EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: N 46° 45' 05" W FOR A DISTANCE OF 178.36 FEET;

THENCE: S 46° 45' 05" E ALONG THE SOUTHWEST LINE OF TEXAS AVENUE FOR A DISTANCE OF 27.63 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF LOT 3, BLOCK 4, ANDERSON RIDGE SUBDIVISION, PHASE FOUR;

THENCE: S 68° 28' 18" W ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 3 FOR A DISTANCE OF 177.89 FEET TO A HOLE FOUND IN CONCRETE MARKING THE WEST CORNER OF SAID LOT 3 AND AN INTERIOR EAST CORNER OF SAID LOT 2;

THENCE: S 21° 31' 42" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 3 FOR A DISTANCE OF 170.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 5, BLOCK 4, MARKING A COMMON CORNER OF SAID LOT 2 AND LOT 3;

THENCE: S 68° 28' 18" W ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 5 FOR A DISTANCE OF 185.79 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 5 AND THE NORTH CORNER OF SAID LOT 4;

THENCE: S 22° 05' 56" E ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5 FOR A DISTANCE OF 140.78 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF HOLLEMAN DRIVE MARKING THE COMMON CORNER OF SAID LOT 4 AND LOT 5;

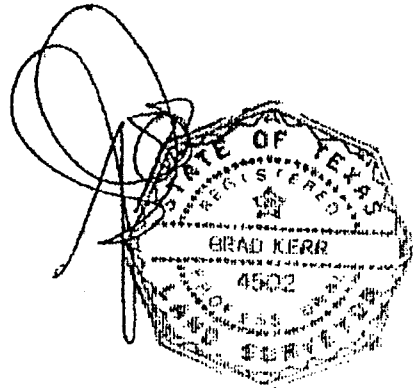
THENCE: S 67° 54' 31" W ALONG THE NORTH LINE OF HOLLEMAN DRIVE FOR A DISTANCE OF 287.79 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 543.30 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 17' 17" FOR AN ARC DISTANCE OF 220.83 FEET (CHORD BEARS: S 56° 15' 52" W - 219.31) TO THE POINT OF BEGINNING CONTAINING 7.777 ACRES OF LAND, MORE OR LESS.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

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REVISED 01-29-01



TRACT 2

**METES AND BOUNDS DESCRIPTION  
OF A  
0.654 ACRE TRACT  
PORTION OF LOT 2, BLOCK 4  
ANDERSON RIDGE SUBDIVISION, PHASE FOUR  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 2, BLOCK 4, ANDERSON RIDGE SUBDIVISION, PHASE FOUR, ACCORDING TO THE PLAT RECORDED IN VOLUME 795, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A ½ INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PARK PLACE (40' R.O.W.) MARKING THE WEST CORNER OF LOT 1, BLOCK 4, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF HOLLEMAN DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1 BEARS: S 40° 35' 22" E FOR A DISTANCE OF 599.74 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF ANDERSON RIDGE SUBDIVISION, PHASE FOUR, 795/257);

**THENCE:** N 68° 50' 40" E ALONG THE SOUTH LINE OF PARK PLACE FOR A DISTANCE OF 845.56 FEET TO A POINT ON THE NORTHWEST LINE OF SAID LOT 2 MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N 68° 50' 40" E CONTINUING ALONG THE SOUTH LINE OF PARK PLACE FOR A DISTANCE OF 104.50 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

**THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 24' 15" FOR AN ARC DISTANCE OF 28.10 FEET (CHORD BEARS: S 78° 57' 12" E - 26.65) TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF TEXAS AVENUE MARKING THE ENDING POINT OF SAID CURVE;

**THENCE:** S 46° 45' 05" E ALONG THE SOUTHWEST LINE OF TEXAS AVENUE FOR A DISTANCE OF 178.36 FEET TO A POINT MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A ½ INCH IRON ROD FOUND MARKING THE EAST CORNER OF LOT 3, BLOCK 4, AND THE NORTH CORNER OF LOT 6, BLOCK 4,

## TRACT 2

ANDERSON RIDGE SUBDIVISION, PHASE FOUR, BEARS: S 46° 45' 05" E FOR A DISTANCE OF 160.85 FEET;

THENCE: S 68° 28' 18" W THROUGH SAID LOT 2 25.00 FEET FROM AND PARALLEL TO THE SOUTHEAST LINE OF SAID LOT 2 FOR A DISTANCE OF 204.10 FEET TO A POINT MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 21° 09' 20" W CONTINUING THROUGH SAID LOT 2 FOR A DISTANCE OF 176.38 FEET TO THE POINT OF BEGINNING CONTAINING 0.654 OF AN ACRE OF LAND, MORE OR LESS.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

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**METES AND BOUNDS DESCRIPTION  
OF A  
1.046 ACRE TRACT  
PORTION OF LOT 1, BLOCK 4  
ANDERSON RIDGE SUBDIVISION, PHASE FOUR  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1, BLOCK 4, ANDERSON RIDGE SUBDIVISION, PHASE FOUR, ACCORDING TO THE PLAT RECORDED IN VOLUME 795, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF HOLLEMAN DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF A CALLED TRACT OF LAND DESCRIBED AS TWO TRACTS BY A DEED TO PETER E. PRITCHARD RECORDED IN VOLUME 1059, PAGE 790 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID PRITCHARD TRACT BEING COMMONLY KNOWN AS "VIKING APARTMENTS";

**THENCE:** N 40° 35' 22" W ALONG THE COMMON LINE OF SAID LOT 1 AND VIKING APARTMENTS FOR A DISTANCE OF 323.65 FEET TO A POINT MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** N 40° 35' 22" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 1 AND VIKING APARTMENTS FOR A DISTANCE OF 276.09 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PARK PLACE (40' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1, (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF ANDERSON RIDGE SUBDIVISION, PHASE FOUR, 795/257), FOR REFERENCE A BOLT FOUND BEARS: S 68° 50' 40" W FOR A DISTANCE OF 2.85 FEET;

**THENCE:** N 68° 50' 40" E ALONG THE SOUTH LINE OF PARK PLACE FOR A DISTANCE OF 232.66 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

**THENCE:** S 22° 17' 18" E THROUGH SAID LOT 1 FOR A DISTANCE OF 209.26 FEET TO A POINT MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: S 22° 17' 18" E FOR A DISTANCE OF 260.43 FEET;

**THENCE:** S 49° 24' 38" W CONTINUING THROUGH SAID LOT 1 FOR A DISTANCE OF 153.70 FEET TO THE POINT OF BEGINNING CONTAINING 1.046 ACRES OF LAND, MORE OR LESS.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

**METES AND BOUNDS DESCRIPTION  
OF A  
0.778 ACRE TRACT  
LOT 3, BLOCK 4  
ANDERSON RIDGE SUBDIVISION, PHASE FOUR  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 3, BLOCK 4, ANDERSON RIDGE SUBDIVISION, PHASE FOUR, ACCORDING TO THE PLAT RECORDED IN VOLUME 795, PAGE 257 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF TEXAS AVENUE MARKING THE EAST CORNER OF SAID LOT 3 AND THE NORTH CORNER OF LOT 6, BLOCK 4;

**THENCE:** S 43° 09' 59" W ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 6 FOR A DISTANCE OF 115.77 FEET TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

**THENCE:** S 68° 28' 18" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 6 FOR A DISTANCE OF 130.00 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 5, BLOCK 4, MARKING THE SOUTH CORNER OF SAID LOT 3 AND A SOUTHEAST CORNER OF LOT 2, BLOCK 4, FOR REFERENCE A ½ INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 5 BEARS: S 68° 28' 18" W FOR A DISTANCE OF 185.79 FEET;

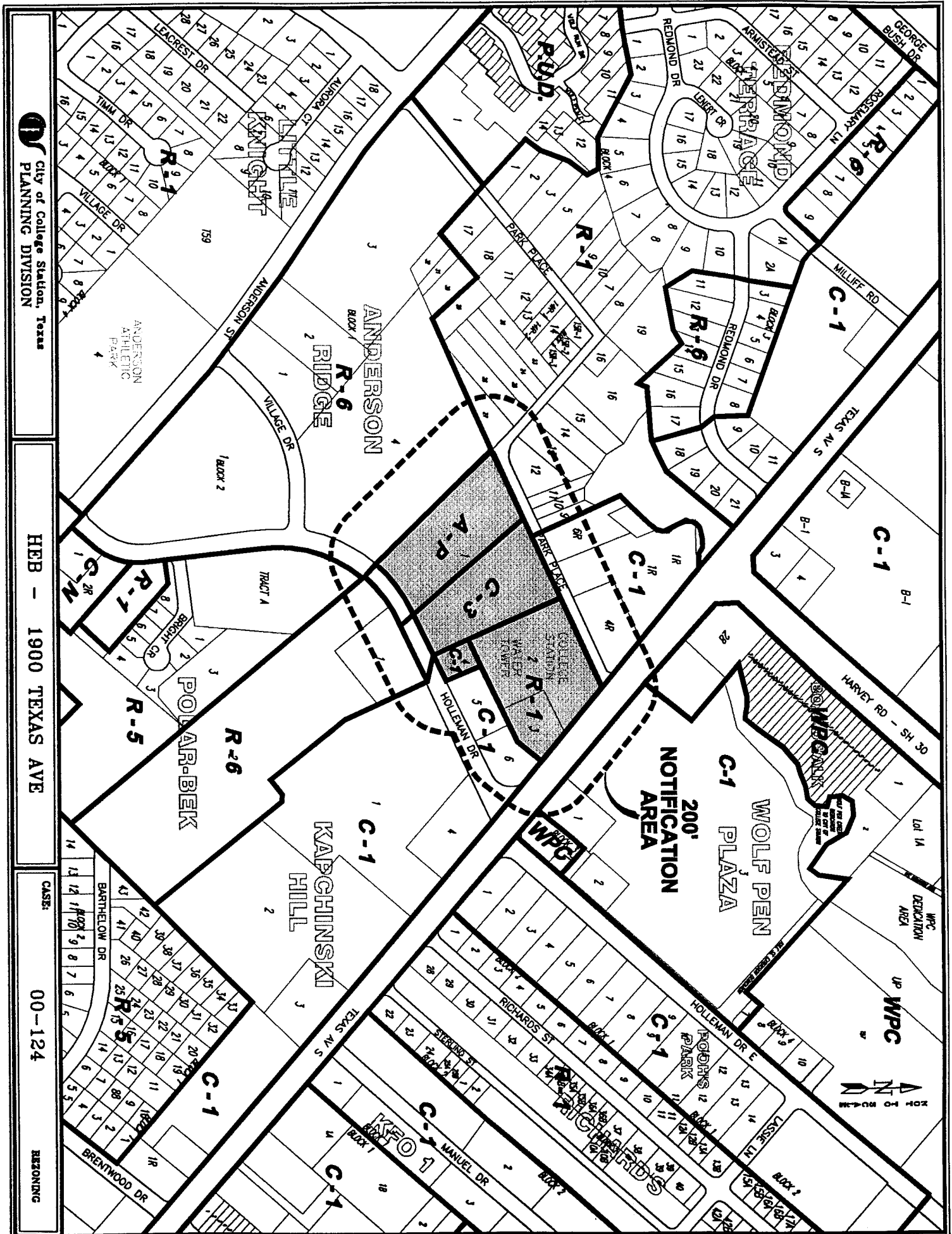
**THENCE:** N 21° 31' 42" W ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 2 FOR A DISTANCE OF 170.00 FEET TO A HOLE IN CONCRETE FOUND MARKING THE WEST CORNER OF SAID LOT 3 AND AN INTERIOR EAST CORNER OF SAID LOT 2;

**THENCE:** N 68° 28' 18" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 2 FOR A DISTANCE OF 177.89 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF TEXAS AVENUE MARKING THE NORTH CORNER OF SAID LOT 3 AND THE MOST EASTERLY CORNER OF SAID LOT 2;

**THENCE:** S 46° 45' 05" E ALONG THE SOUTHWEST LINE OF TEXAS AVENUE FOR A DISTANCE OF 133.22 FEET TO THE POINT OF BEGINNING CONTAINING 0.778 OF AN ACRE OF LAND, MORE OR LESS.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

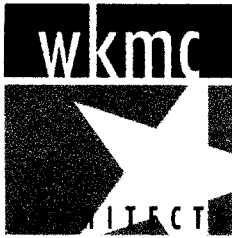




City of College Station, Texas  
PLANNING DIVISION

HEB - 1900 TEXAS AVE

CASE: 00-124  
REZONING



## HEB-COLLEGE STATION SITE LIGHTING

LIGHT STANDARDS ALONG HOLLEMAN  
AND PARK PLACE ARE 12' - 250 W  
METAL HALIDE

LIGHT STANDARDS AT DRIVEWAY  
ENTRIES/EXITS ARE 25' - 400 W  
METAL HALIDE. ALSO TWO POLES  
LOCATED AT TRUCK DOCK TURNAROUND.

LIGHT STANDARDS IN MAIN PARKING  
ARE 39' 1000 W METAL HALIDE

WALL PACKS ON BUILDING ARE 250 W  
DIRECTIONAL FRAME-TYPE.

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